



Wendover Heights, Wendover

Offers in Region of £335,000

TR TIM RUSS
& Company



Wendover Heights

- Two Bedroom Home in a Highly Desirable Wendover Setting
- Well-Appointed Kitchen/Dining Space Providing Excellent Everyday Functionality
- Private Rear Garden Offering Excellent Outdoor Space
- Fantastic Potential for Further Personalisation & Enhancement
- Excellent Commuter Connections from Wendover Station to London Marylebone
- Excellent Access to Local Shops, Cafés, Restaurants & Amenities
- Convenient Allocated Off-Street Parking
- Comfortable & Well-Proportioned Bedrooms
- Versatile Conservatory Providing an Excellent Additional Living Space
- Spacious & Welcoming Living Room Providing an Excellent Space for Relaxing & Entertaining

Wendover is a most attractive thriving village set at the foot of the Chiltern Hills just to the southeast of the county town of Aylesbury. Road access to London could either be via the A413 and M40 or the A41 and M1. The village has a railway station, at the top of the High Street on the Chilterns Railway Line providing commuter services to Marylebone in 45-50 minutes. It also offers good day to day shopping facilities and has a regular weekly market on Thursdays, health centre, dentists and library. There are schools in the village for all ages, and the renowned Grammar School and High Schools are in Aylesbury together with the Sir Henry Floyd co-ed Grammar School. There are many opportunities for recreation close to the village including Wendover Woods and Coombe Hill and most sports are available in the Aylesbury Vale.

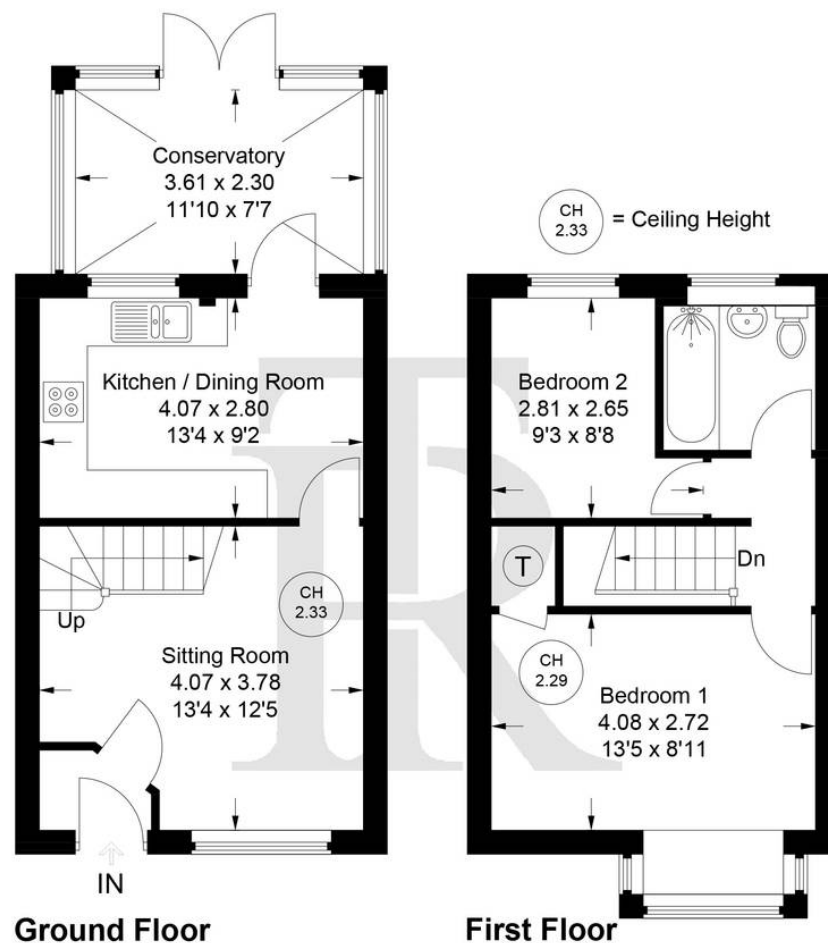


Wendover Heights

Presenting a superb opportunity to acquire a two bedroom mid-terraced house, ideally situated in the highly desirable setting of Wendover. This inviting home offers excellent commuter connections, with Wendover Station providing swift access to London Marylebone, as well as superb access to local shops, cafés, restaurants, and everyday amenities. The property welcomes you with a spacious and inviting living room, perfectly designed for both relaxing and entertaining guests. The well-appointed kitchen and dining space delivers excellent everyday functionality, with ample storage and workspace, making it perfectly suited for both casual family meals and more formal occasions. The property further benefits from a versatile conservatory, which serves as an excellent additional living space, adaptable to a variety of uses such as a home office, playroom, or tranquil reading area. Both bedrooms are comfortable and well-proportioned, offering flexible accommodation and plenty of space for wardrobes and storage. The well-appointed bathroom is finished to a good standard, providing a practical and relaxing environment.

Throughout the property, there is fantastic potential for further personalisation and enhancement, allowing new owners to truly make the home their own. Additional features include convenient allocated off-street parking (ensuring ease of access at all times) and a layout that maximises both comfort and functionality. This charming home is ideally suited to first-time buyers, downsizers, or investors seeking a property in a thriving community with excellent transport links. Early viewing is highly recommended to appreciate the full range of features and the outstanding potential that this delightful Wendover home has to offer.





Wendover Heights, HP22 6

Approximate Gross Internal Area
Ground Floor = 36.6 sq m / 394 sq ft
First Floor = 28.1 sq m / 302 sq ft
Total = 64.7 sq m / 696 sq ft

Floor Plan produced for Tim Russ & Company by Media Arcade Ltd ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Tim Russ and Company

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Checks are carried out by our partners at Lifetime Legal for a non-refundable £65 (incl. VAT) fee, paid directly to them.

For more information please visit our website.



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